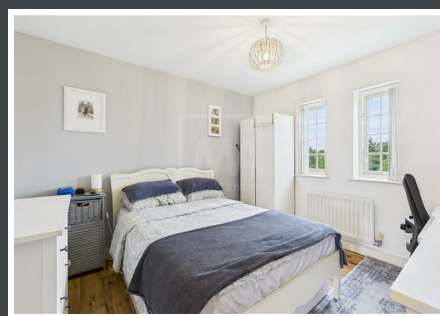
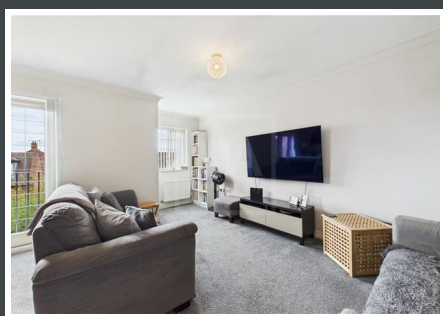




Butts Green, Westbrook Warrington, Cheshire



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SALES & LETTING AGENTS

HIGHLIGHTS

- Second floor
- Open plan lounge
- Juliet balcony
- Desirable location
- Investment property
- Two spacious bedrooms
- Allocated parking
- No onward chain
- First time buyers
- Great transport links

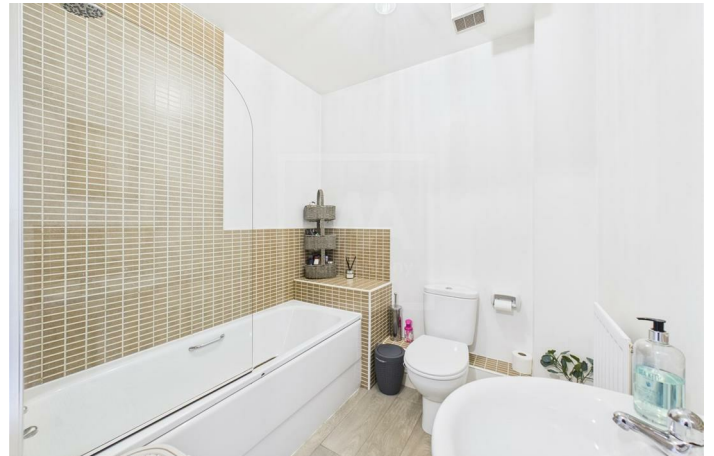
This beautifully presented two-bedroom apartment offers a perfect blend of modern elegance and practical living, making it an ideal choice for first-time buyers or investors alike. From the moment you step inside, you're welcomed into a contemporary, perfectly proportioned apartment. The living area benefits from a Juliet balcony, allowing natural light in and creating a fresh, airy atmosphere.

Both bedrooms are spacious sized doubles, offering ample space for relaxation, work, or guests. Situated in a desirable location with excellent transport links and local amenities nearby, this fantastic home combines convenience with contemporary living.

With its thoughtful design and superb presentation, this is a property that truly stands out—and one that should not be missed.

SERVICES

- Gas Central Heating
- Mains connected: Gas, Electric, Water
- Drainage: Private or Mains
- Broadband Availability: Up to 1130Mb (Via Virgin)



LOCATION

Westbrook is an attractive suburb, conveniently located three miles north of Warrington Town Centre. The area is set within landscaped parkland and neighbours Sankey Valley Park meaning there are plenty of walking and cycling routes; perfect for families and dogs. The area benefits from a range of great amenities; close to a Supermarket, Cinema and the recently developed Junction 9 retail park. It's also just a stone's throw away from Gemini Park, home to high street superstores including Marks and Spencer, Next and Ikea. Nearby Callands, is a popular area thanks to its selection of high achieving primary and secondary schools. It is also within close proximity to the regional motorway network, providing easy access to Manchester and Liverpool.

GENERAL INFORMATION

Local Authority: Warrington Borough Council

Council Band: B

Tenure: Leasehold

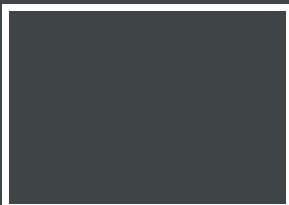
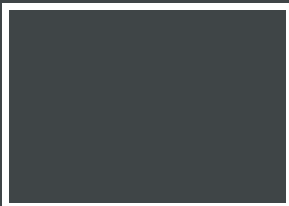
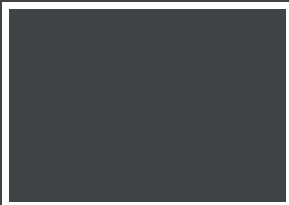
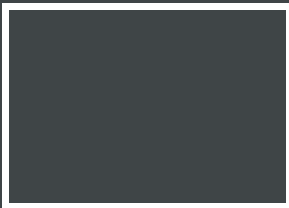
(Property tenure to be confirmed by solicitors)

Contents, Fixtures and Fittings

Not included in the asking price.

Items may be available under separate negotiation.



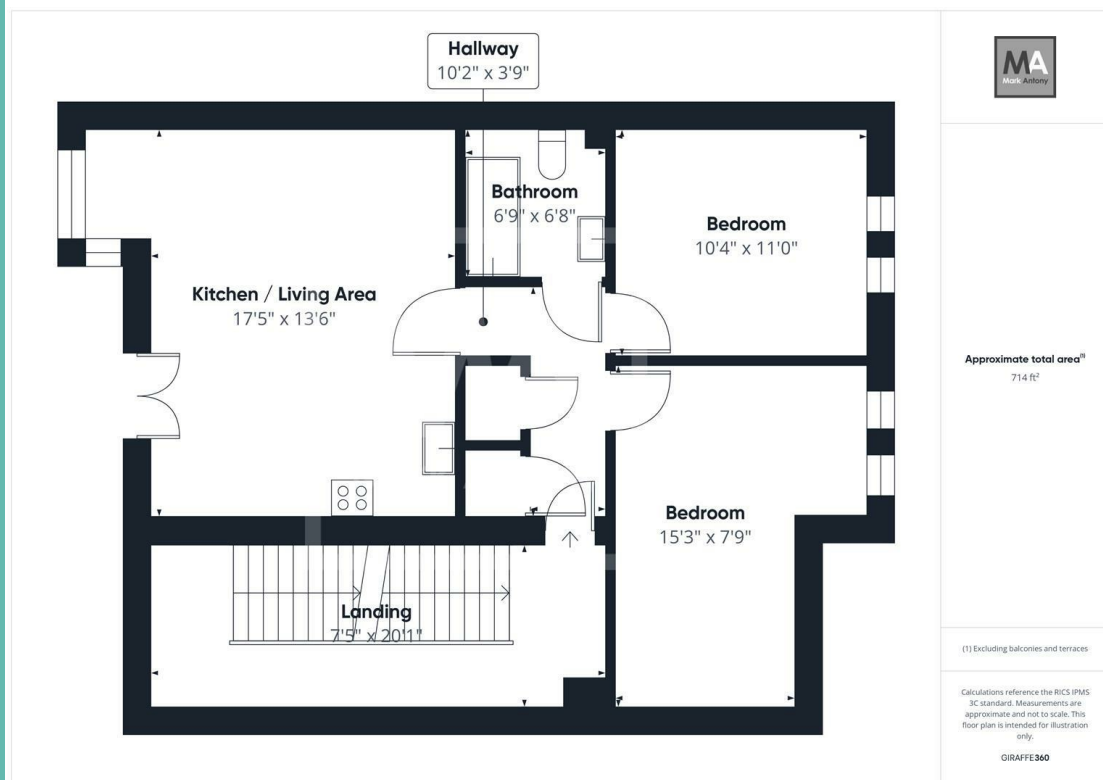


IMPORTANT NOTICE

Mark Antony Estates wishes to inform all interested parties that these sales particulars have been prepared in good faith as a general guide only. We have not conducted a detailed survey and not checked the availability or function of any service or appliance. Any floor plans shown are for illustration purposes only and may not be drawn to scale. Room sizes stated are approximate and should not be relied upon for furnishing purposes. If there is any important matter that is likely to affect your decision to purchase; we strongly advise you telephone our office in advance of viewing the property and then verify any details with an independent Surveyor or Solicitor. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

VIEWING ARRANGEMENTS

Viewing is strictly by appointment only.
Please call 01925 267070 to arrange a viewing.

OTHER SERVICES

Upon request, we can assist with many property related services. Including:

- Mortgages • Survey • Removals • Insurance
- Conveyancing • EPCs

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